PHA Plans

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226 (exp 05/31/2006)

Streamlined 5-Year/Annual Version

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005-2006 to 2009-2010 Streamlined Annual Plan for Fiscal Year 2005-2006

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

PHA Name: Municipality of San Germán HA Code: RQ-030

Streamlined Five-Year PHA Plan Agency Identification

PHA	Name: Municipa	ermán	PHA Number: RQ-030				
PHA	PHA Fiscal Year Beginning: (mm/yyyy) 07/2005						
Pul Number Number	Programs Admin olic Housing and Second public housing units: of S8 units:	etion 8 Se Numbe		ublic Housing Onler of public housing units	:		
	Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program		
Participa	ating PHA 1:						
Participa	ating PHA 2:						
Participa	ating PHA 3:						
Inform (select	all that apply) Main administrative PHA development n PHA local offices	office of the Pl nanagement off Municipality of Section 8 Office 136 Avenida Un P.O. Box 85 San Germán, Pl (787) 892-3500 Email: san_gern	ices San Germán e niversidad Interamericana, R 00683 ext. 2243 mán_sec8@hotmail.com		ontacting:		
	HA Plans and attachm	office of the Pl nanagement off Municipality of Section 8 Office 136 Avenida Un P.O. Box 85 San Germán, Pl (787) 892-3500	ices San Germán e niversidad Interamericana, R 00683	inspection at: (selec	ct all that		

| Main administrative office of the local government | Main administrative office of the County government | Main administrative office of the State government | Public library | PHA website | Other (list below) |

PHA Plan Supporting Documents are available for inspection at: (select all that apply) | Main business office of the PHA | PHA development management offices | Other (list below) | PHA local offices | Municipality of San Germán | Section 8 Office

5-Year Plan for Fiscal Years: 2005 - 2009

PHA Name: Municipality of San Germán

HA Code: RQ-030

136 Avenida Universidad Interamericana, P.O. Box 85

San Germán, PR 00683 (787) 892-3500 ext. 2243

Email: san_germán_sec8@hotmail.com

Annual Plan for FY 2005

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

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	ne PHA's mission for serving the needs of low-income, very low income, and extremely low-income families PHA's jurisdiction. (select one of the choices below)
\boxtimes	The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
	The PHA's mission is: (state mission here)
in recei objective ENCO OBJEO number	als and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized at legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or ves. Whether selecting the HUD-suggested objectives or their own, PHAs ARE STRONGLY URAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR CTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as rs of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the for below the stated objectives.
	Strategic Goal: Increase the availability of decent, safe, and affordable housing.
	PHA Goal: Expand the supply of assisted housing Objectives: Apply for additional rental vouchers: Reduce public housing vacancies: Leverage private or other public funds to create additional housing opportunities: Acquire or build units or developments Other (list below)
	PHA Goal: Improve the quality of assisted housing Objectives: Improve public housing management: (PHAS score) Improve voucher management: (SEMAP score) Increase customer satisfaction: Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Renovate or modernize public housing units: Demolish or dispose of obsolete public housing: Provide replacement public housing: Provide replacement vouchers: Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

HA Code:	RQ-030	
	\boxtimes	Undertake affirmative measures to ensure access to assisted housing regardless of
		race, color, religion national origin, sex, familial status, and disability:
	\boxtimes	Undertake affirmative measures to provide a suitable living environment for
		families living in assisted housing, regardless of race, color, religion national
		origin, sex, familial status, and disability:
		Undertake affirmative measures to ensure accessible housing to persons with all
		varieties of disabilities regardless of unit size required:
		Other: (list below)

Other PHA Goals and Objectives: (list below)

PHA Name: Municipality of San Germán 5-Year Plan for Fiscal Years: 2005 - 2009

Annual Plan for FY 2005

Streamlined Annual PHA Plan PHA Fiscal Year 2005-2006

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

\boxtimes	1. Housing Needs
\boxtimes	2. Financial Resources
\boxtimes	3. Policies on Eligibility, Selection and Admissions
\boxtimes	4. Rent Determination Policies
	5. Capital Improvements Needs
	6. Demolition and Disposition
\boxtimes	7. Homeownership
\boxtimes	8. Civil Rights Certifications (included with PHA Certifications of Compliance)
\boxtimes	9. Additional Information
	a. PHA Progress on Meeting 5-Year Mission and Goals
	b. Criteria for Substantial Deviations and Significant Amendments
	c. Other Information Requested by HUD
	 Resident Advisory Board Membership and Consultation Process
	ii. Resident Membership on the PHA Governing Board
	iii. PHA Statement of Consistency with Consolidated Plan
	iv. (Reserved)
	10. Project-Based Voucher Program
\boxtimes	11. Supporting Documents Available for Review
	12. FY 20_ Capital Fund Program and Capital Fund Program Replacement Housing
	Factor, Annual Statement/Performance and Evaluation Report
	13. Capital Fund Program 5-Year Action Plan
\boxtimes	14. Other (List below, providing name for each item)
	Attachment A: Notice of Public Hearing
	Attachment B: Sign-in Sheet at Public Hearing
	Attachment C: Minutes of Public Hearing
	Attachment D: Operational Budget
	Attachment E: Letter form Residency/Participating Advisory Board
	Attachment F:List of Members of Residency/Participating Advisory Board Attachment G: Upfront Income Verification (UIV System)
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, <u>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</u>

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, <u>Certification of Payments to Influence Federal Transactions</u>; Form SF-LLL & SF-LLLa, <u>Disclosure of Lobbying Activities</u>.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

This **Plan** provides a new consolidated process that provides a framework for local accountability and an easily identifiable source whereby public housing residents, participants in the tenant-based assistance program and other members of the public, may locate basic PHA policies, rules and requirements concerning its operations, programs and services.

The Municipality of San Germán has established the Section 8 Office to administer the Housing Choice Voucher Program, as well as other tenant-based (Section 8) subsidized housing programs in order to assist financially distressed families to fulfill their housing needs, mainly decent, safe, and sanitary housing as well as to their health and well-being. There are two major philosophy components in the tenant-based subsidized housing program:

- A. To give low-income individuals and families the opportunity of choice and mobility in selecting where they chose to live;
- B. Maintain the essential elements of a private relationship between the tenant and the landlord on matters other than rent.

As a result of this philosophy, the Housing Choice Voucher Program is tenant-based and does not tie the participant to any particular housing unit.

Family Self-Sufficiency -- It is a program whereby strategies are developed to coordinate the use of housing assistance under the auspices of the Housing Choice Voucher Program (Section 8) with public and private resources. Hence, enabling low-income individuals and families, who are eligible to receive said assistance to achieve economic independence and self-sufficiency.

The purpose of the Municipal programs is to assist the families during financial distress and gradually reduce the amount disbursed by the program in an efficient manner, while at the same time motivate these same families and break the vicious cycle in which they find themselves in.

Furthermore, there is an undeniable need for low-income housing within the Municipality of San Germán as evidenced by the waiting list and the 2000 U.S. Census of Population. There also exists a need for quality housing units available for program participants but there is not an abundance of affordable housing for low income families within this Municipality. Conscious of this, our Municipality has established realistic and attainable goals; hence, giving particular thought to the number of families which can be expected to need and want better housing. By setting attainable goals, the Municipality intends to become a facilitator for those persons in need and for those who have available units in bringing them together in a manner beneficial to all principals. This is in direct relation to both the major commitments and priorities of the U.S. Department of Housing and Urban Department (HUD). **The Municipality of San Germán is a**

Tenant-based (Section 8) only PHA.

This **Plan** for the Municipality of San Germán, as presented hereinafter, furthers HUD's statutory goal of merging the Certificate and Voucher Program, respectively, in accordance with the Quality Housing and Work Responsibility Act of 1998, 24 CFR 903, Section 545, whereby the Municipality has established an uniformed vision of community actions. This same Plan will permit San Germán an opportunity to develop the various programs presented herein into effective, viable, and coordinated strategies involving citizen participation.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Hanai	. Nooda of Familia	a on the DII Ata Weiting I	. Laka				
Waiting list type: (select one)	ig Needs of Familie	s on the PHA's Waiting I	LISTS				
Section 8 tenant-based as	cictance						
Public Housing							
	Combined Section 8 and Public Housing						
Public Housing Site-Base		nal waiting list (optional)					
If used, identify which							
,	# of families	% of total families	Annual Turnover				
Waiting list total	252						
Extremely low income							
<=30% AMI	178	70.6%					
Very low income							
(>30% but <=50% AMI)	42	16.7%					
Low income							
(>50% but <80% AMI)	32	12.7%					
Families with children	211	83.7%					
Elderly families	6	2.4%					
Families with Disabilities	7	2.8%					
Race/ethnicity	n/a	n/a					
Race/ethnicity	n/a	n/a					
Race/ethnicity	n/a	n/a					
Race/ethnicity	n/a	n/a					
<u> </u>							
Characteristics by Bedroom							
Size (Public Housing Only)							
1BR							
2 BR							
3 BR							
4 BR							
5 BR							
5+ BR							

	Housing Needs of Families on the PHA's Waiting Lists
	waiting list closed (select one)? No Yes
If yes:	How long has it been closed (# of months)?
	Does the PHA expect to reopen the list in the PHA Plan year? No Yes
	Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
	□ No □ Yes
D C4	tratagy for Addressing Needs
	trategy for Addressing Needs e a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public
	g and Section 8 waiting lists IN THE UPCOMING YEAR , and the Agency's reasons for choosing this
strateg	y.
(1) C	
	trategies
Neea	: Shortage of affordable housing for all eligible populations
Strat	egy 1. Maximize the number of affordable units available to the PHA within its
	ent resources by:
	all that apply
	Employ effective maintenance and management policies to minimize the number of
	public housing units off-line
	Reduce turnover time for vacated public housing units
	Reduce time to renovate public housing units
	Seek replacement of public housing units lost to the inventory through mixed finance
	development
	Seek replacement of public housing units lost to the inventory through section 8
\square	replacement housing resources Maintain or increase section 8 lease up rates by establishing payment standards that will
	Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
\square	Undertake measures to ensure access to affordable housing among families assisted by
	the PHA, regardless of unit size required
	Maintain or increase section 8 lease-up rates by marketing the program to owners,
	particularly those outside of areas of minority and poverty concentration
	Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants
	to increase owner acceptance of program
	Participate in the Consolidated Plan development process to ensure coordination with
	broader community strategies
	Other (list below)
	egy 2: Increase the number of affordable housing units by:
Select	all that apply
\square	Annal of the 11/4/2 and 1 - 14/2 and 2 - 1 - 11/4 and 2 - 11/4
Ä	Apply for additional section 8 units should they become available
finan	Leverage affordable housing resources in the community through the creation of mixed -
Iman	ce housing Pursua housing resources other than public housing or Section 8 tenant based
\Box	Pursue housing resources other than public housing or Section 8 tenant-based

Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities

	with disproportionate needs:
Select i	f applicable
	Affirmatively market to races/ethnicities shown to have disproportionate housing needs Other: (list below)
	egy 2: Conduct activities to affirmatively further fair housing
Select a	ıll that apply
	Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
	Market the section 8 program to owners outside of areas of poverty /minority
	Other: (list below)
Other	Housing Needs & Strategies: (list needs and strategies below)
	easons for Selecting Strategies factors listed below, select all that influenced the PHA's selection of the strategies it will e:
	Funding constraints Staffing constraints Limited availability of sites for assisted housing Extent to which particular housing needs are met by other organizations in the community
	Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
	Influence of the housing market on PHA programs
	Community priorities regarding housing assistance
	Results of consultation with local or state government
	Results of consultation with residents and the Resident Advisory Board
	Results of consultation with advocacy groups
	Other: (list below)

PHA Name: Municipality of San Germán HA Code: RQ-030

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Sources 1. Federal Grants (FY 20_ grants)	Sources and Uses Planned \$ -0-	Planned Uses
· — 5 /	-()-	
a) Public Housing Operating Fund	-0-	
b) Public Housing Capital Fund	-0-	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-		
Based Assistance	\$438,207	
f) Resident Opportunity and Self-Sufficiency		
Grants	-0-	
g) Community Development Block Grant	-0-	
h) HOME	-0-	
Other Federal Grants (list below)	-0-	
2. Prior Year Federal Grants (unobligated		
funds only) (list below)	-0-	
3. Public Housing Dwelling Rental Income	-0-	
4. Other income (list below)	-0-	
4. Non-federal sources (list below)	-0-	
Total resources	\$438,207	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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Exemptions:	PHAs that of	do not administer	public housi	ng are not	required to	comple	ete subcomi	onent 3A.
			P					

(1) Eligibility
 a. When does the PHA verify eligibility for admission to public housing? (select all that apply) When families are within a certain number of being offered a unit: (state number) When families are within a certain time of being offered a unit: (state time) Other: (describe)
 b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)? Criminal or Drug-related activity Rental history Housekeeping Other (describe)
 c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
(2)Waiting List Organization
 a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists Other (describe)
 b. Where may interested persons apply for admission to public housing? PHA main administrative office PHA development site management office Other (list below)
c Site-Based Waiting Lists-Previous Year

complete the following table; if not skip to d.

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes,

PHA Name: Municipality of San Germán 5-Year Plan for Fiscal Years: 2005 - 2009 HA Code: RQ-030

d.

		Site-Based Waiting Li	sts	
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic or Disability demographics

				demographics
2. What is the numerat one time?	mber of site ba	sed waiting list devel	opments to which fam	ilies may apply
3. How many uni based waiting list?	•	applicant turn down	before being removed	from the site-
or any court order	or settlement a cribe how use o	greement? If yes, denote a site-based waiting	nding fair housing com scribe the order, agreed g list will not violate o	ment or
Site-Based Waiting L	ists – Coming	Year		
If the PHA plans to o of the following ques	-		ng lists in the coming y Assignment	vear, answer each
1. How many site-l	pased waiting l	ists will the PHA ope	erate in the coming year	r?
	•	ney are not part of a pan)?	ased waiting lists new reviously-HUD-appro	
	e: May families If yes, how ma	s be on more than one any lists?	list simultaneously	
based waiting lis PHA m All PH Manage At the	its (select all the nain administra A development ement offices a	at apply)? tive office t management offices	site-based waiting lists	

(3) Assignment

 a. How many vacant unit choices are applicants ordinarily given before they fall to the boton or are removed from the waiting list? (select one) One Two Three or More 	itom of
b. Yes No: Is this policy consistent across all waiting list types?	
c. If answer to b is no, list variations for any other than the primary public housing waiting for the PHA:	g list/s
(4) Admissions Preferences	
 a. Income targeting: Yes No: Does the PHA plan to exceed the federal targeting requirements by targe more than 40% of all new admissions to public housing to families at below 30% of median area income? 	
b. Transfer policies: In what circumstances will transfers take precedence over new admissions? (list below) Emergencies Over-housed Under-housed Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization wor Resident choice: (state circumstances below) Other: (list below)	·k)
c. Preferences 1. Yes No: Has the PHA established preferences for admission to public housi (other than date and time of application)? (If "no" is selected, skip subsection (5) Occupancy)	_
2. Which of the following admission preferences does the PHA plan to employ in the co- year? (select all that apply from either former Federal preferences or other preferences	_
Former Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)	

Other p	preferences: (select below)
	Working families and those unable to work because of age or disability
	Veterans and veterans' families
\Box	Residents who live and/or work in the jurisdiction
Ħ	Those enrolled currently in educational, training, or upward mobility programs
Ħ	Households that contribute to meeting income goals (broad range of incomes)
H	Households that contribute to meeting income requirements (targeting)
H	
H	Those previously enrolled in educational, training, or upward mobility programs
\vdash	Victims of reprisals or hate crimes
	Other preference(s) (list below)
3. If th	ne PHA will employ admissions preferences, please prioritize by placing a "1" in the space
that rep	presents your first priority, a "2" in the box representing your second priority, and so on.
If you	give equal weight to one or more of these choices (either through an absolute hierarchy or
through	h a point system), place the same number next to each. That means you can use "1" more
	nce, "2" more than once, etc.
	ata and Tima
D	ate and Time
Former	r Federal preferences:
	Involuntary Displacement (Disaster, Government Action, Action of Housing
	Owner, Inaccessibility, Property Disposition)
	Victims of domestic violence
Ħ	Substandard housing
Ħ	Homelessness
H	High rent burden
Ш	Tright Tent Durden
Other p	preferences (select all that apply)
	Working families and those unable to work because of age or disability
	Veterans and veterans' families
	Residents who live and/or work in the jurisdiction
Π	Those enrolled currently in educational, training, or upward mobility programs
Ħ	Households that contribute to meeting income goals (broad range of incomes)
Ħ	Households that contribute to meeting income requirements (targeting)
H	Those previously enrolled in educational, training, or upward mobility programs
H	
H	Victims of reprisals or hate crimes
	Other preference(s) (list below)
4. Rela	ationship of preferences to income targeting requirements:
	The PHA applies preferences within income tiers
	Not applicable: the pool of applicant families ensures that the PHA will meet income
	targeting requirements

(5) Occupancy

of occ	cupancy of p The PHA-res The PHA's A	ublic housing ident lease admissions and seeminars or v	plicants and residents use to obta (select all that apply) d (Continued) Occupancy policy written materials		
apply) A	b. How often must residents notify the PHA of changes in family composition? (select all that apply) At an annual reexamination and lease renewal Any time family composition changes At family request for revision Other (list)				
(6) Deco	ncentration	and Income	<u>Mixing</u>		
a. Ye	es No:	development	A have any general occupancy (f s covered by the deconcentration yes, continue to the next question	rule? If no, this section is	
b. Y	es No:	below 85%	nese covered developments have to 115% of the average incomes ion is complete. If yes, list these ible:	of all such developments? If	
			ntration Policy for Covered Developm		
Developm	ent Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply) Criminal or drug-related activity only to the extent required by law or regulation Criminal and drug-related activity, more extensively than required by law or regulation More general screening than criminal and drug-related activity (list factors): Other (list below)
Note: The policy of this PHA is to analyze thoroughly the report received from the Commonwealth of Puerto Rico State Police Department. If the applicant or any other member has been arrested for any drug related activity such as possession for use and the debt to society has been paid, then a release is required from either the Court or Parole Office indicating that the applicant has complied fully with the restrictions imposed for his release. This is requested if it has been less than five (5) years since sentencing. Furthermore, if the applicant has a positive release from the State or local courts, then the applicant is allowed to participate.
b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
c. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
Criminal or drug-related activity Other (describe below)
(2) Waiting List Organization
 a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply) None Federal public housing Federal moderate rehabilitation Federal project-based certificate program Other federal or local program (list below) The waiting list is for our locally administered Section 8 tenant-based program is merged
6

with the following program: Family Self-Sufficiency Program. (See page 20)

(select all that	administrative office
Z Omer (nst e	Municipality of San Germán Section 8 Office 136 Avenida Universidad Interamericana, P.O. Box 85 San Germán, PR 00683 (787) 892-3500 ext. 2243 Email: san_germán_sec8@hotmail.com
(3) Search Time	
	e: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circums	stances below:
	If a member of the family is a disabled person, or is suffering from a Municipality of San Germán may, depending on individual circumstances, extensions up to a maximum of 120 days.
immediate family, freely in the loca	ewise, should there be a death or other serious impediments within the which would preclude this same family from participating both actively and ation and selection of suitable, safe, decent, and sanitary housing, the Germán will grant an extension up to a total of 120 calendar days, including 0 calendar days.
(4) Admissions Pro	<u>eferences</u>
a. Income targeting	
Yes No:	Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
b. Preferences1. ☐ Yes ☐ No:	Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
	llowing admission preferences does the PHA plan to employ in the coming t apply from either former Federal preferences or other preferences)

Other	preferences (select all that apply)
\boxtimes	Working families and those unable to work because of age or disability
\boxtimes	Veterans and veterans' families
	Residents who live and/or work in your jurisdiction
\boxtimes	Those enrolled currently in educational, training, or upward mobility programs
\boxtimes	Households that contribute to meeting income goals (broad range of incomes)
	Households that contribute to meeting income requirements (targeting)
	Those previously enrolled in educational, training, or upward mobility programs
	Victims of reprisals or hate crimes
	Other preference(s) (list below)

not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a.	a. Use of discretionary policies: (select one of the following two)	
	The PHA will <u>not employ</u> any discretionary rent-setting policies for i	income-based rent in
	public housing. Income-based rents are set at the higher of 30% of a	djusted monthly

	income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2)) The PHA <u>employs</u> discretionary policies for determining income-based rent (If selected, continue to question b.)
b. Mii	nimum Rent
1. Wha	at amount best reflects the PHA's minimum rent? (select one) \$0 \$1-\$25 \$26-\$50
2.	Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
3. If ye	es to question 2, list these policies below:
c. Re	nts set at less than 30% of adjusted income
1. 🗌	Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
-	yes to above, list the amounts or percentages charged and the circumstances under which ese will be used below:
	chich of the discretionary (optional) deductions and/or exclusions policies does the PHA on to employ (select all that apply) For the earned income of a previously unemployed household member For increases in earned income Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:
	Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
	For household heads For other family members For transportation expenses For the non-reimbursed medical expenses of non-disabled or non-elderly families Other (describe below)
e. Ceil	ing rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select

	Never
	At family option
	Any time the family experiences an income increase
	Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
	Other (list below)
_	

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.) The section 8 rent reasonableness study of comparable housing Survey of rents listed in local newspaper Survey of similar unassisted units in the neighborhood Other (list/describe below)
B. Section 8 Tenant-Based Assistance Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub- component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).
(1) Payment Standards
Describe the voucher payment standards and policies.
a. What is the PHA's payment standard? (select the category that best describes your standard) At or above 90% but below100% of FMR 100% of FMR Above 100% but at or below 110% of FMR Above 110% of FMR (if HUD approved; describe circumstances below)
 b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area The PHA has chosen to serve additional families by lowering the payment standard Reflects market or submarket Other (list below)
 c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area Reflects market or submarket To increase housing options for families Other (list below)
 d. How often are payment standards reevaluated for adequacy? (select one) Annually Other (list below)
e. What factors will the PHA consider in its assessment of the adequacy of its payment standard (select all that apply)

HA Code: RQ-030				
Success rates of Rent burdens of Other (list below	assisted families			
(2) Minimum Rent				
a. What amount best ref \$0 \$1-\$25 \$26-\$50	flects the PHA's minimum rent? (select one)			
	the PHA adopted any discretionary minimum rent hardship exemption licies? (if yes, list below)			
of whether there is a	a hardship exemption, said request shall be honored upon determination qualifying financial hardship. The suspension of the minimum rent the month following the request was made.			
5. Capital Improve [24 CFR Part 903.12(b), 903	.7 (g)]			
Exemptions from Componen Component 6.	t 5: Section 8 only PHAs are not required to complete this component and may skip to			
A. Capital Fund A	ctivities onent 5A: PHAs that will not participate in the Capital Fund Program may skip to			
component 5B. All other PHAs must complete 5A as instructed.				
(1) Capital Fund Progr	ram			
u	Poes the PHA plan to participate in the Capital Fund Program in the pcoming year? If yes, complete items 12 and 13 of this template (Capital und Program tables). If no, skip to B.			
in it in fi se	Does the PHA propose to use any portion of its CFP funds to repay debt accurred to finance capital improvements? If so, the PHA must identify in s annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the nancing will be used and the amount of the annual payments required to ervice the debt. (Note that separate HUD approval is required for such nancing activities.).			
B. HOPE VI and P (Non-Capital Fund)	Public Housing Development and Replacement Activities			

5-Year Plan for Fiscal Years: 2005 - 2009

PHA Name: Municipality of San Germán

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual

Annual Plan for FY 2005

2. Activity type: Demolition Disposition

Statement.

(1) Hope VI Revitalization					
a. Yes No:	Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)				
b.	Status of HOPE VI revitalization grant (complete one set of questions for each grant) Development name: Development (project) number: Status of grant: (select the statement that best describes the current status) Revitalization Plan under development Revitalization Plan submitted, pending approval Revitalization Plan approved Activities pursuant to an approved Revitalization Plan underway				
c. Yes No:	Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:				
d. Yes No:	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:				
e. Yes No:	Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:				
6. Demolition and [24 CFR Part 903.12(b),	903.7 (h)]				
Applicability of compone	nt 6: Section 8 only PHAs are not required to complete this section.				
a. Yes No:	Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI)of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)				
Demolition/Disposition Activity Description					
1a. Development name1b. Development (proje					

* *	tatus (select one)
Approv	_
	ted, pending approval Lapplication approval Lapplication
	ion approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of un	
	action (select one)
_ ~	development
Total develo	opment
7. Timeline for	·
	al or projected start date of activity:
b. Proje	ected end date of activity:
5 C 4 0	
	3 Tenant Based AssistanceSection 8(y) Homeownership Program
[24 CFR Part 9	903.12(b), 903.7(k)(1)(i)]
(1) Yes L	
	pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24
	CFR part 982 ? (If "No", skip to the next component; if "yes", complete
	each program description below (copy and complete questions for each
	program identified.)
(2) Program I	Description
(2) 11 og 1 um 1	, coorting to the control of the con
a. Size of Prog	gram
Yes N	o: Will the PHA limit the number of families participating in the Section 8
	homeownership option?
	If the answer to the question above was yes, what is the maximum number
	of participants this fiscal year?
	lished eligibility criteria
Yes N	
	Section 8 Homeownership Option program in addition to HUD criteria?
	If yes, list criteria below:
The femily my	act most all the requirements listed below before the common coment of
•	ast meet all the requirements listed below before the commencement of
homeownershi	p assistance:
1 7	The family must be clinible for the Henring Chaice Vencher Dragger
1- 7	The family must be eligible for the Housing Choice Voucher Program.
2- Т	The Municipality of San Garman defines a family participant to be in "good
	The Municipality of San German defines a family participant to be in "good standing" as:
	standing as.

PHA Name: Municipality of San Germán HA Code: RQ-030

- a. Having no outstanding debts to the Municipality of San German or any other Housing Authority.
- b. Having no outstanding debts in relation to unpaid rents.
- 3- The family must qualify as a FTH, or may be a cooperative member as defined by HUD.
- 4- The head of household, spouse or adult family member must meet the Federal minimum income requirement. Whereby, they must have a gross annual income equal to the federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted toward this requirement.
- 5- As previously stated the family must meet the Federal minimum employment, which is defined as follows:
 - a- At lease one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance. The Municipality of San German will also consider whether and to what extent an employment interruption is considered permissible, satisfying, employment requirement. Interruptions of less than 60 days will count as continuous employment during the year. The Municipality of San German will also consider successive employments during the one-year period and self-employment a business.
 - b- HUD regulations define "full-time employment" as not less than an average of 30 hours per week.
 - c- The federal minimum employment requirement does not apply to elderly or disabled families.
- 6- Any family member who has previously defaulted on a mortgage obtained through homeownership option and/or any other federally subsidized mortgage program is barred from receiving future homeownership assistance.
- 7- Must successfully complete a pre-assistance homeownership-counseling program approved by the Municipality's Homeownership Program.
- 8- Must complete the pre-qualification process with the identified entity.

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):
a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of
purchase price and requiring that at least 1 percent of the purchase price comes from the family's
resources.
b. Requiring that financing for purchase of a home under its Section 8 homeownership will be
provided, insured or guaranteed by the state or Federal government; comply with secondary
mortgage market underwriting requirements; or comply with generally accepted private sector
underwriting standards.
c. Partnering with a qualified agency or agencies to administer the program (list name(s) and
years of experience below).
d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans,* which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.

During the term of its 5-Year Plan, the Municipality of San Germán has achieved the following:

Consolidated the Section 8 Voucher and Certificate Program into a single marketdriven program.

Has been actively promoting freedom of housing choice so as to achieve deconcentration of extremely low-income families within our homogeneous community.

Continue with our established goal of providing improved conditions for extremely low-income families while maintaining their rent payments at an affordable level.

Provide an incentive to private owners to rent their dwelling units to economically disadvantaged families by offering timely assistance payments and protection against unpaid rent, damages, and vacancy loss.

While the Municipality is pleased with its accomplishments to date, it is aware that it must continue to evaluate its goals and strategies so that it can assist its citizen's secure suitable housing.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

In accordance with established HUD rules and regulations, the following will be the basic criteria that will be utilized by the Municipality of San Germán and it will constitute a substantial deviation from its 5-Year Plan and/or amendment or modification to its Annual Plan that has met full public process requirements including Resident Advisory Board Review:

Any change with regard to the locally administered Housing Choice Voucher Program including, but not limited to, the establishment of the Homeownership Program.

b. Significant Amendment or Modification to the Annual Plan

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

Any adult member of a resident or assisted family organization

Any adult recipient of PHA assistance

5-Year Plan for Fiscal Years: 2005 - 2009

PHA Name: Municipality of San Germán

HA Code: RQ-030

Annual Plan for FY 2005

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Our agency is part of the effort undertaken by the city to address our jurisdictions affordable housing needs. While we cannot meat the needs identified here, in accordance with goals included in this Plan, we will address some of the identified needs by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to help add to the affordable housing available in our community. We will continue to work to try to meet these identified needs.

(4) (Reserved)

Use this section to provide any additional information requested by HUD.

10. Project-Based Voucher Program

smaller areas within eligible census tracts):

a.	Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers
	in the coming year? If yes, answer the following questions.
b.	Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?
	If yes, check which circumstances apply: Low utilization rate for vouchers due to lack of suitable rental units Access to neighborhoods outside of high poverty areas Other (describe below:)
c.	Indicate the number of units and general location of units (e.g. eligible census tracts or

PHA Name: Municipality of San Germán HA Code: RQ-030

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

	List of Supporting Documents Available for Review				
Applicable	Supporting Document	Related Plan Component			
&					
On Display					
	PHA Certifications of Compliance with the PHA Plans and Related Regulations	Standard 5 Year and			
X	and Board Resolution to Accompany the Standard Annual, Standard Five-Year,	Annual Plans; streamlined			
	and Streamlined Five-Year/Annual Plans.	5 Year Plans			
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans			
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans			
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which	Annual Plan:			
	the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Housing Needs			
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources			
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies			
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies			
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies			
	Public housing rent determination policies, including the method for setting public housing flat rents. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination			
	Schedule of flat rents offered at each public housing development.	Annual Plan: Rent			
	Check here if included in the public housing A & O Policy.	Determination			
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination			
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance			
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations			
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency			
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations			
	Any policies governing any Section 8 special housing types	Annual Plan: Operations			
	check here if included in Section 8 Administrative Plan	and Maintenance			

	List of Supporting Documents Available for Review	
Applicable &	Supporting Document	Related Plan Component
On Display		
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Sectionof the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs ☐ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annu	ial Statement/Performance and Evaluation Re	eport			
Capit	tal Fund Program and Capital Fund Program	Replacement Hous	ing Factor (CFP/CFP)	RHF) Part I: Summ	ary
PHA N	ame:	Grant Type and Number			Federal
		Capital Fund Program Gr			FY of
		Replacement Housing Fac	ctor Grant No:		Grant:
Ori	ginal Annual Statement Reserve for Disasters/ Emer	rgencies Revised Ann	ual Statement (revision no	D:)	
	formance and Evaluation Report for Period Ending:		and Evaluation Report	,	
Line	Summary by Development Account	Total Est	timated Cost	Total Actu	ıal Cost
	-	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				-
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Replacement Dev. Acct No.	Quantity					
		i		Co		Total Ac	ctual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement Capital Fund Pro				-	ement Housi	ng Factor	(CFP/CFPRHF)
Part III: Implem	_	_	unu 110g	ram replac		ing Pactor	(CIT/CITKIII)
PHA Name:		Grant Capita	Type and Numal Fund Program	m No:			Federal FY of Grant:
Development Number Name/HA-Wide Activities		l Fund Obligate arter Ending Da			ll Funds Expended uarter Ending Date		Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Capital Fund Program Five-Y	ear Action	n Plan			
Part I: Summary					
PHA Name				☐ Original 5-Year Plan☐ Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

	ital Fund Program Five					
Activities for Year 1	pporting Pages—Work Acti	Activities vities for Year : FFY Grant: PHA FY:		Acti	vities for Year: FFY Grant: PHA FY:	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
	Total CFP Estimated	l Cost	\$			\$

Capital Fund Pro Part II: Supporting Page	gram Five-Year Acti s—Work Activities	on Plan			
	ities for Year :		Activ	ities for Year:	
	FFY Grant: PHA FY:			FFY Grant: PHA FY:	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Esti	mated Cost	\$			\$

Standard PHA Plan PHA Certifications of Compliance

U.S. Department of Bousing and Urban Development Office of Public and Indon Housing

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans

Across an include of the Board of Communication of the Public Housing Agency (PHA) living helice, as its Chalenton of other authorized PHA official of there is no disord of Communications, Lagrana the submission of the International Arterial American PHA Plan for the PHA flood was beginning 1961, hereinafter referred to as "the Phan", of which this discussion is a part and make the following or information and agreements with the Department of Housing and Order Department of Housing and Order Department of the International Internation (HIII) in communication with the reference of the Phan and implementation thereof.

- The Plan is consistent with the applicable comprehensive housing offerdability strategy (or any plan incorporating such strategy) for the introduction in which the PHA is located.
- 2. The Plan consulus a conflictation by the appropriate State or local officials then the Plan is described with the applicable Consolidated Plan, which includes a certification that requires the proportion of an Araiyas of impositionate to Pin Hussing Closics, for the PHAS Jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan. 3. The PHA has established a Resident Advisory Board or Beards, the membership of which represents the resident assisted by the PHA, consulted with this Board or Boards (24 CBR 993.1). The PHA has included in the Phen submission a copy of the recommendations and by the Resident Advisory Board or Boards and a description of the memory in which the Phen submissions above incumunations.
- 4. The PNA mate the proposed Plan and all information relevent to the public bearing available for public inspection at least 45 days before the basing, published a notice that a basing would be held and conducted a basing to discuss the Plan and invited public comment.
- The PHA will carry out the Plan in conferents with Title VI of the Civil Rights Act of 1964, the Pair Horsing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- 6. The PHA will affirmatively further thir housing by examining their programs or proposed programs, insuffly any importments in fair housing choice will in those programs, address fines importments in a caseable facility in view of the recorder sociable and work with local jurisdictions to anotement any of the jurisdiction in informers to affirmatively further fair housing that require the PHA's involvement and statutals records reflecting these analyses and artifacts.
- 7. For PHA Plan that includes a policy for site based waiting lists:
- The PHA regularly extraits required data to HUIPs MTCS in an accurace, complete and circuly resonant (as specified in PIH Notice query).
- The system of site-based waiting late provides for full disclosure to each applicant in the admittion of the development in which to
 reside, including bests information about available sites; and an estimate of the paried of time the applicant would likely have to wait
 to be paried to units of different sixes, and type at each site;
- Adoption of size-board waters for would not violate any court order or endowent agreement or be investigated with a proving complaint investigate by HETO.
- The PBA shall add measurable measures at source first each waiting list is consistent with offirmatively furthering fair boresing: The PBA provides for review of its site-based variing list policy in determine if it is consistent with civil rights laws and confidentiant, as specified in 24 CPR part 903.7(e)(1).
- The PHA will comply with the prohibitions against discrimination on the basis of age grazuant to the Agr Discrimination Act of 1975.
- 9. The PHA will comply with the Architectural Burders Act of 1968 and 24 CPA Part 41, Policies and
- Procedures for the Enforcement of Squatarits and Requirements for Accessivility by the Physically Hardisappeal.
- 10. The PHA will comply who the requirements of section 3 of the Horsing and Orban Development Act of
- 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- 11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CER Plan 24, Subpart F
- 12. The PEA has submitted with the Pean's confidentiate with regard to compliance with restrictions on labelying required by 24 CDR. Peat 87, together with disclosure forces if required by this Peat, and with restrictions in psymmetra to influence Federal Transactions, in accordance with the Byof. Amendment and implementing regulations at 49 CFR. Part 24.

Page 1 of 2

form HUD-60077 (04/30/2003)

5.105 (a). 15. The PHA with provide HUD or the responsi- tion Ninouri Bootronneami Policy Act and oft- 16. With respect to public housing the PHA wit- 12 of the United States Housing Act of 1937 at- 12 The PHA will beep records in accordance a- program requirements. 18. The PHA will comply with the Lead-Bases 19. The PHA will comply with the policies, gain and Indian Tribal Governments) and 24 CPR P. Lossi and Perforatly Recognized Indian Tethal 10. The PHA will undertake only activities and covered grant funds only for activities and covered grant funds only for activities and	uting orgalations at 49 CPR Part 24 as action to award contracts on minority this entity any documentation that the related authorities in accombance well enough with Davis-Harme or HLD at the Contract Work Hours and Safe- vith 24 CPR 85.20 and Socilians on all Paint Poisoning Prevention Act and delines, and requirements of OMB C art 85 (Administrative Requirements Governments), programs covered by the Plan in a approvable under the regulations and will continue to be available at all time or firms of the BHA and as all other to forfice of the BHA and as all other to forfice of the BHA and as all other to office of the BHA and as all other to	cappicable, and women's bisiness extraprises under 24 UPA. Department needs to carry out its review under it of CRI. Peri 58. determined wags raw requirements under section by Standards Art. Testi ve south to determine compliance with 24 CRR Pari 35. Incular No. A-37 (Cost Principles for State, Local for Grants and Compensive Agreements to State, incular No. A-37 Pari in prior and will utilize included in its Pari. es and all locations that the PATA Plan is available for profile tapperation along with the Plan and sees and locations described by the PATA. In its estand contracts electricities by the PATA in its estand contracts electricities by the PATA.
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"PROGRAMA DE OPORTUNIDADES DE VIVIENDA DE VALE" VISTA PUBLICA PLAN ANUAL Y PLAN CONSOLIDADO DE CINCO AÑOS 28 DE MARZO DE 2005 10:00 AM

HOJA DE ASISTENCIA

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Jisa Woodalus afage	Con 329 haz 9 let spaille Voll
Maria Rie Durton	possela Daboro Engos will 11 263 attor SH. 24 Car 3/2 F.C. Box way
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8.0. Box 85 * Calle Luna * San Dermin, Partie Fine 2068? * Tel. (287) 892-3500 * Fox (287) 892-6757.



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ATACENERY C

Minuta Vism Pública 28 de marzo de 2005 10:00 a.m.

El Municipio de San Germán Hevá a cabo esta vista pública en el Salón de la Asamblea Municipal ubicada dentra de la casa Alcaldig de San Germán, la cual está contromente localizada, accesible a la transportación pública y refue los requerimientos de la ley de Americanas con Impedimentos (ADA, por sus siglas en inglés).

La reunión comenzó y fue conducida por la Sra, Carroce Vergas do la Otionia de Opertunidades de Vivienca de Vale, a las 10:00 a.m. Varios miembros del Municipio estuvieron presentes, al igual que versos miembros de la Junta de Residentes, participantes.

El bornador cel Plan Annal cel Programs de Oportunidades de Vivienda de Vale fue revisado por los presentes en la vista pública decide comentaron e hicierou pregnutasobre el mismo: El Plan Annal fue aceptado por testas.

Se terminió la comitos luego (no la Sen. Vargas le informam a los presentes que la Oficina de Sección 8 continuará respondiendo a preguntas concernientes al programa que los ciudadenos de Sen German pudieran tener en relación a este mieyo programa.

Dicha reunión fue culminada a las 12:00 p.m.

for C fach fall

Luis E. Padovará Padilla Director Programas de Oportunidados de vivienda de Vales



P.O. Boy 85 * Calle Long * Son German, Fuerto Rico GDCR3 * Idl. (787) 892-3990 * Idv (787) 892-0797



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ATTACHMENT D: OPERATIONAL BUDGET

The Municipality of San German, in order to assist the needs of 88 families that are currently enjoying the hencefus of the Municipality of San German tenant-based housing assistance, will submit for HUT's consideration in neordance with Regulations, the following budget for FY 2005-2006:

PROGRAM	BUDGET ENTIMATE
tousing Choice Voucher Program	\$.422,400.00
stimated Orgoing	\$ 44,400.00
stimated Hard To House Fee	\$ 1,500.00
stimated Independent Public	
Assessment Audit Costs	\$ 1,500.00



P.O. Box 85 • Cotto Luno • San Sermón, Pearto Rica 39682 • Fol. (787) 892 8500 • Fox (787) 892-6717



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January 26, 2005

Mr. Luis E. Padovani-Padilla Section 8 Program Director Municipality of San German

Dear Mr. Padovani:

The Residency/Participant Advisory Board bereby certifies that it reviewed the droft of the Section 8 Azumal Plan for the Moneipology of Son German. Following a thorough review of the droft, and after having been explained the process involved, we believe that it meets our Residency Participant program as postations.

This Advisory Board hereby approves this Plan for the purpose of comments and revisions during the scheduled public bearing.

Thank you for the apportunity to participate in this Advisory Board and thus contribute to the development of the program which, as a result, enhances our quality of life.

Cordially,

Name

Residency-Participant Advisory Board

Elha Torres Alicea

Manasa Aleman

Wanda Miranda

Julio Angleró

Gladys Cabrera Zulma Cannoho Signatur

Elbara Sleage

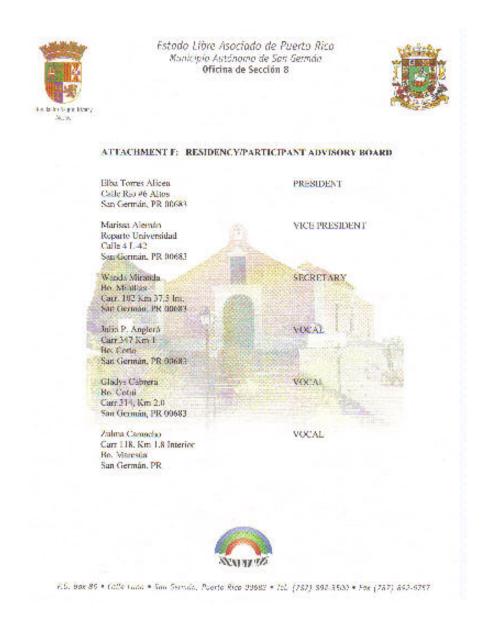
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ATTACHMENT G: UPFRONT INCOME VERFICATION (UIV SYSTEM)

The PHA plan proposes minor changes to the Housing Choice Voucher Program Administrative Plan establishing a policy to secure and include staff utilization of Upfront Income verification (UIV) information TASS (Tenant Assessment Subsystem) to verify the household income of program participants. This is a key strategy in reducing income and reat errors attributable to unreported income and to increase accuracy and efficiency in determining family eligibility and the computing rent calculations.



M.O. Bay 85 * Colle Luna * See German, Guerra Rica 00683 * Tel. (787) 832-2599 * Fitz (787) 892-6757.